tants.

SE/S Ebenezer Road, 950' E (6841 Ebenezer Road) 15th Election District 5th Councilmanic District

NMM

* DEPUTY ZONING COMMISSIONER * OF BALTIMORE COUNTY

* Case No. 88-484-A

Ronald Drayer, et ux Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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The Petitioners herein request a variance to permit a side yard setback of 15 feet in lieu of the required 35 feet for a proposed one story addition, as more particularly described on Petitioner's Exhibit 1. The Petitioners appeared and testified. There were no Protes-

Testimony indicated that the subject property, known as 6841 Ebenezer Road, is zoned R.C.2. The Petitioners propose constructing a one story addition onto the existing dwelling to provide more habitable space to meet their family's needs. Due to the location of the dwelling and septic system on the property, the proposed addition cannot be built without the requested variance.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Beginning reversely at the intersection of the last line or a 3 line drawn North 61 degrees East 1287.00 feet from the place of line drawn North 61 degrees East 1287.00 feet from the place of beginning of all the tract of land described in a deed dated August 19, 1927 from Frances R. Carback and recorded among the Land Records of Baltimore County in Liber WPC No. 648 folio 93, and running northwesterly along the center line of the County Road North 77 degrees 30 minutes West 100.65 feet, thence South 06 degrees West 243.39 feet and then easterly along the North 84 degrees West 338.25 foot line from Dreyer to Heinlein 100 feet to intersect the South 06 degrees West 1287.00 foot line thence reversely along said line North 06 degrees 232.00 feet in the place of beginning. The improvements thereon being known as No. 6841 Ebenezer Road.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this _____day of June, 1988 that a side yard setback of 15 feet in lieu of the required 35 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restriction:

> 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

AMN:bis

88-484-A

Petitioner's

Attorney

A M. Nesteraw a ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

ZONING DEPARTMENT OF BALTIMORE COUNTY

Posted for:

Ronald Droyer, at up

Petitioner:

Ronald Droyer, at up

Location of property: SELS Ebenezee Rd. 950' Efferts Book Rd.

[841 Florence Rd

Location of Signs: Focing Eboxumen Rd, opnor, 10' fr. 700 dwy,

On Property of Patitions.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

_______, day of _______, 19 88.

Petitioner Ronald Draver, et ux

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this

Date of Posting 975/87

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines June 14, 1986

Mr. & Mrs. Ronald Drayer 6841 Ebenezer Road Baltimore, Maryland 21220

RE: PETITION FOR ZONING VARIANCE SE/S Ebenezer Road, 950' E of Earls Beach Road 15th Election District; 5th Councilmanic District Case No. 88-484-A

Dear Mr. & Mrs. Drayer:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted subject to the restrictions noted in the attached Order,

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

> Very truly yours, an H. Waharing ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

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cc: People's Counsel

Enclosure

File

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Ronald Drayer. -Deborah Drayer Attorney for Petitioner 6841 Ebenezer Road (Type or Print Name) Baltimore Maryland City and State 0372 Name, address and phone number of legal owner, contract purchaser or representative to be contacted sesioner of Baltimore County, this 2312 that the subject matter of this petition be advertised, as one County, in two newspapers of general circulation throughposted, and that the public hearing be had before the Zoning Room 106, County Office Building in Towson, Baltimore +1HR. Zoning Commissioner of Bakimore County.

PETITION FOR ZONING VARIANCE

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

2. Our teenage daughters bedroom is far too small for her

Variance from Section ____ 1A01.3.B.3. To allow a side vard setback of 15feet

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

in lieu of the required 35 (eet.

1. The kitchen is too small for the family to eat in.

3. Privacy is needed for the master bedroom away from the

housefold traffic.
Property is to be posted and advertised as prescribed by Zoning Regulations.

PUBLICATION

MEN DOBN DN. D Towall of PETITY PETITY SERVINAL RIISE 8-434-41 TBE ONERS

NOTICE OF HEARING The Zoning Communication of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hald a public housing on the property identified houses in Room kit of the County Office Building, lucated at 111 W Chasapeake Avenue in Towson Maryland as follows: Pentium for Special Hearing Came number: Ht-484-A SES Deserver Road. 959' E or Earls Beach Road (684) Election District ----5th Councilment Deirect Printementsk Romaid Deaver, et un Hearing Date: Thursday, have 9, 1906 at 9:09 a.m.

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., MAY 19, 10 88 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

THE JEFFERSONIAN,

#347

MAP NE 71

N-24,210

E-67,850

5. Zehen Orland

33.75

MONTHS (over)

23-18-88

PF TIFICATE

J. Robert Haines ZONING COMMISSIONER Received by: Chairman, Zoning Plans Advisory Committee

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Inc

handle the state is write as species of the surprised in the event that this Postson to granted a building portrol stay be assured within the thirty (30) day appassed within the thirty (3/7 day sp-gred period the Zonneg Commun-house trill, however, esterious arry ground for a stay of the measure of head period during this puriod for good cause shown Sacch request must be in writing and spectred in this ortice by the date of the hearing art above on preserved at the hearing

I IN WEST HAIN

Baltimore County Zoning Commissione Office of Planning & Zoning Towson, Maryland 21204

Dennis F. Rasmussen
County Executive

Mr. & Mrs. Ronald Drayer 8841 Ebenezez Roed Baltimore, Marylani 21220

Petition for Zoning Variance CASE NUMBER: 88-484-A SES Ebenezer Road, 950° E of Earls Beach Road (6841 Ebenerzer Road) 15th Election District - 5th Councilmenia

Petitioner(s): Ronald Drayer, et ux HEARING SCIEDULED: THURSDAY, JUNE 9, 1988 at 9:00 a.m.

Please be advised that \(\frac{9/.0}{10} \) is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before vour hearing is scheduled to begin.

and post set(s), there BALTIMORE COUNTY, MARYLAND for each set not OFFICE OF FINANCE - REVENUE DIVISION MISCITLANEOUS CASH RECEIPT B B D16+++++9118 8 56965

ALTIMORE COUNTY, MAYLAND

INTER-OFFICE CORRESPONDENCE

Zoning Commissioner

88-504-A, 88-505-A

P. David Fields, Director Office of Planning and Zoning SUBJECT__Zoning Petitions_#88-480-A, 88-481-A, 88-482-A, 88-483-A, (88-484-A,) 88-488-A, 88-492-A, 88-493-A, 88-495-SpHA, 88-498-A, 88-499-A, 88-500-A, 88-503-A,

> There are no comprehensive planning factors requiring comments on these petitions.

May 16, 1988

PDF/jat



cc: Roxald Drayer, et ut

ZONING OFFICE

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines Zoning Commissioner

April 15, 1986

NOTICE OF HEARING

Dennis F. Rasmussen

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance CASE NUMBERO 88-484-A SES Ebenezer Road, 950° E of Earle Beach Road (6841 Ebenezzer Road) 15th Election District - 5th Councilmenic Petitioner(s): Ronald Drayer, et ux HEARING SCHEDULED: THURSDAY, JUNE 8, 1988 at 9:00 a.m.

Variance to allow a side yard setback of 15 feet in lisu of the required 35 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County ccs Ronald Drayer, et ux

and provided the second second second recognition of the second s

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Property Owner: Royald Days

Location: SES Elenyer Ta

COMMENTS ARE AS FOLLOWS: () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review

) Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins. () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more. () Prior to approval of a Building Permit Application for renovations to existing or construction

of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances partaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review

and approval. For more complete information, contact the Recreational Hygiene Section, Bureau () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.

) Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding remove of asbestos, 494-3775. () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.

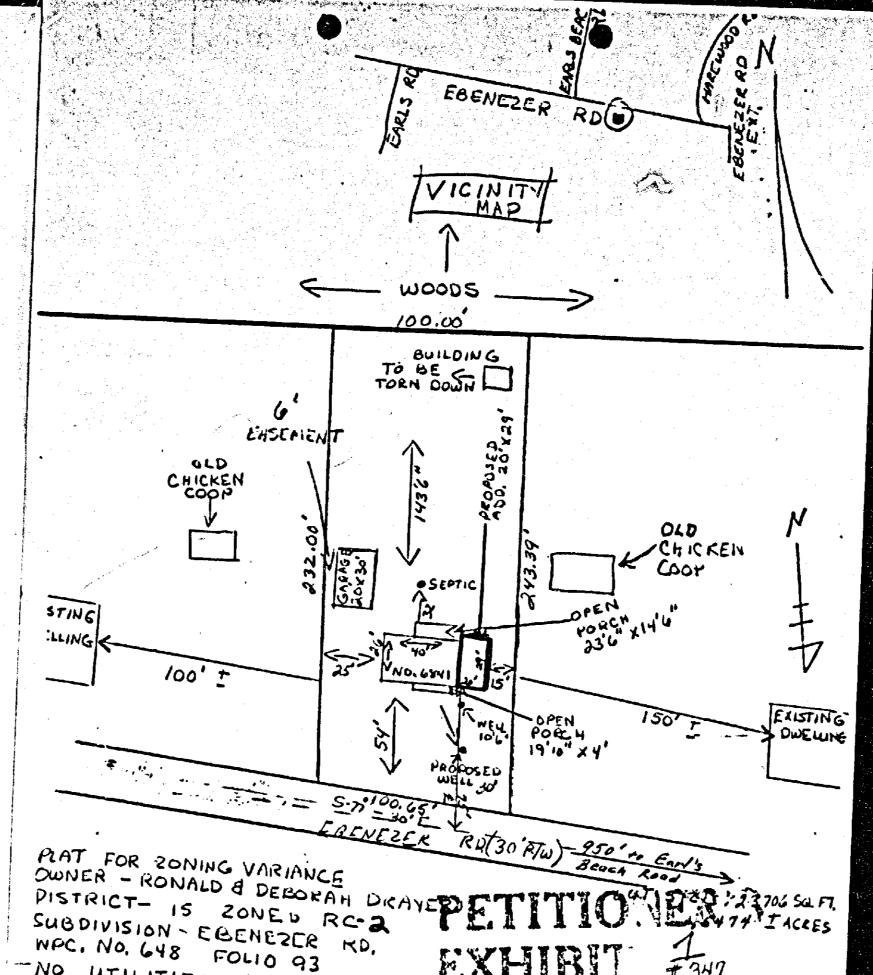
() Soil percolation tests, have been ____, must be ____, conducted.
() The results are valid until _____, conducted.
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required. () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test) anall be valid until
) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

) If submission of plans to the County Review Group is required, a Hydrogeological Study and an

Karen M. Merry BUREAU OF WATER QUALITY AND RESCURCE MANAGEMENT

eledation of side evaluation, contact Mr. Tolart Powell



SUBDIVISION - EBENEZER KD. NO UTILITIES IN VICINITY OF PROPERTY

Well & Septic

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204

May 6, 1988



Dennis F. Rasmussen

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Haryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no commants for items number 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, and 347,

SEW/RF/pm1-b



Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke

April 5, 1988

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204



Re: Property Owner: Ronald Drayer, et ux

Location: SE/S Ebenezer Road, 950° E. of Earls Beach Road

Zoning Agenda: Meeting of 3/29/88

Gentlemen:

Item No.: 347

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

($_{\rm X}$) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER Cast Joseph John Foliph Noted and John & C'Hull' Special Inspection Division

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 17, 1988

COUNTY OFFICE BLDG. All W. Chesapeake Ave. Towson, Maryland 21204

Mr. & Mrs. Ronald Prayer 6841 Ebenezer Road Baltimore, Maryland 21220

RE: Item No. 347 - Case No. 88-484-A Petitioner: Ronald Drayer, et ux Petition for Zoning Variance

Bursau of Engineering Dear Mr. & Mrs. Drayer: Department of

State Roads Commissi Bureau of Nealth Department Project Planning Building Department

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received. I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:dt

Enclosures